



**GASCOIGNE  
HALMAN**

FLAT K, CHAPEL COURT, CHAPEL STREET, CHAPEL COURT,  
CHAPEL STREET, MACCLESFIELD EPC: E COUNCIL TAX BAND B

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THE AREAS LEADING ESTATE AGENT

| 145,000

A spacious two bedroom first floor flat enjoying a great position in this converted building close to the Town Centre. Communal parking and gardens.

- Two Bedroom First Floor Apartment
- Great Location Close To The Town Centre
- Parking And Communal Gardens
- Well Proportioned Accommodation Throughout
- The Property Is In A Conservation Area And Sits Opposite A Park

### DESCRIPTION

A two bedroom apartment, occupying the first floor of this converted property. Boasting a great location close to the town centre and enjoying views over the park to the front, there is off road parking and communal ground.

In brief there is a communal entrance hall, an entry phone system, good sized private entrance hall, well proportioned lounge with original sash window and a fitted kitchen with views over the park. There are two bedrooms and a bathroom with a shower over the bath.

Outside, there is parking and communal gardens.

### DIRECTIONS

Postcode For Satnav: SK11 8BJ

### TENURE

We are informed by our client that the property is leasehold with a residue of years 962 and subject to a ground rent of £25. The service charge for the maintenance of all communal areas is currently levied at £194 per month. Prospective purchasers are advised to confirm these points with their solicitor

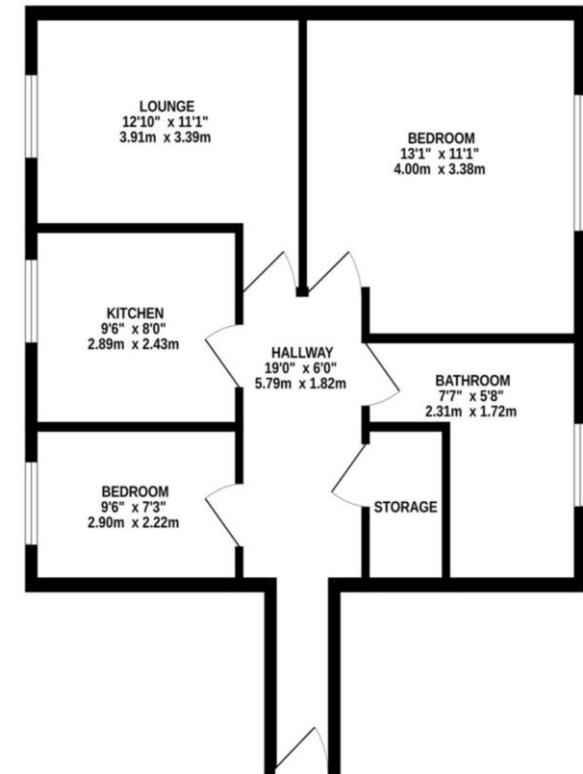
### LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

### EPC & COUNCIL TAX

EPC: E  
Cheshire East Band B

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq ft. (57.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### MACCLESFIELD OFFICE

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